

## COMPATIBILITY STANDARDS

### § APPLICABILITY.

Properties that trigger compatibility standards shall include those zoned:

- (A) residential house-scale form; or
- (B) planned unit development (PUD).

### § EXCEPTIONS.

This article does not apply to structural alterations that do not increase the square footage or height of a building, or changes of use that do not require additional off-street parking.

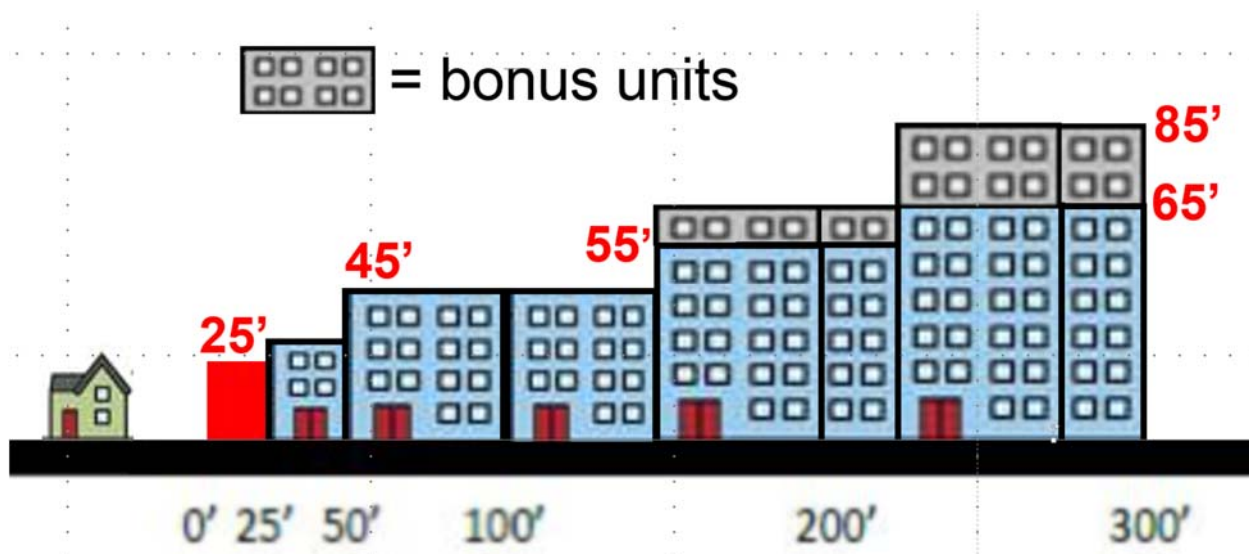
### § DIMENSIONAL STANDARDS.

All required distances shall exclude the widths of intervening alley or street rights-of-way.

(A) **Setback:** All structures shall be set back at least 25 feet from a triggering property.

(B) **Height:** The maximum height of a structure from a triggering property shall be:

- (1) 25 feet, if between 25 and 50 feet;
- (2) 45 feet, if between 50 and 150 feet;
- (3) 55 feet, if between 150 to 225' with a possible density bonus to 65'
- (4) 65 feet, if between 225' to 300' with a possible density bonus to 85'



## § DESIGN REQUIREMENTS.

(A) **Screening:** All areas used for parking, storage, waste receptacles or mechanical equipment shall be screened from a triggering property. Such screening may be a fence, berm or vegetation and shall be maintained by the property owner. Fences shall not exceed six feet in height.

(B) **Lighting:** Exterior lighting shall be hooded or shielded so that it is not visible from a triggering property.

(C) **Noise:** The noise level of mechanical equipment shall not exceed 70 db at the property line of a triggering property.

(D) **Waste:** Waste receptacles, including dumpsters, shall not be located within 20 (or 50) feet of a triggering property. The City shall review and approve the location of and access to each waste receptacle. Collection of such receptacles shall be prohibited between 10 pm and 7 am.

(E) **Parking:** From a parking structure facing and located within 100 feet of a triggering property:

- (1) Vehicle headlights shall not be directly visible;
- (2) Parked vehicles shall be screened from the view of any public right of way; and
- (3) All interior lighting shall be screened from the view of a triggering property.

(F) **Intensive Uses:** Intensive recreational uses, such as swimming pools, tennis courts, ball courts and playgrounds, shall not be located within 50 feet of a triggering property.

## SHAW EXHIBIT 3 - PERMITS FOR BARS AND RESTAURANTS

Zones	MU1A	MU1B	MU1C	MU1D	MU2A	MU2B	MU3A	MU3B	MU4A	MU4B	MU5A	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
<b>Restaurants</b>																		
With Alcohol	-	CUP	-	CUP	-	P	P	P	P	P	P	-	MUP	-	MUP	MUP	P	P
Drive Through	-	CUP	-	CUP	CUP	CUP	-	CUP	CUP	MUP	P	-	-	-	CUP	CUP	MUP	MUP
Late Night	-	CUP	-	CUP	-	-	CUP	CUP	CUP	P	MUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<b>Micro-Brewery/ Micro-Distillery</b>	-	MUP	-	MUP	-	P	P	P	P	P	P	-	MUP	-	P	P	P	P
<b>Bar/Night Club</b>																		
Level 1( no outside seating, no late hours)	-	CUP	-	CUP	-	CUP	CUP	P	MUP	P	P	-	MUP	-	MUP	MUP	P	P
Level 2	-	-	-	-	-	-	-	MUP	CUP	P	MUP	-	-	-	-	-	MUP	MUP

Related Standards: 23-4E-6150  
23-4E-6290

## SHAW EXHIBIT 3 - PERMITS FOR BARS AND RESTAURANTS

Zones	MU1A	MU1B	MU1C	MU1D	MU2A	MU2B	MU3A	MU3B	MU4A	MU4B	MU5A	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
<b>Restaurants</b>																		
With Alcohol	-	CUP	-	CUP	-	P	P	P	P	P	P	-	MUP	-	MUP	MUP	P	P
Drive Through	-	CUP	-	CUP	CUP	CUP	-	CUP	CUP	MUP	P	-	-	-	CUP	CUP	MUP	MUP
Late Night	-	CUP	-	CUP	-	-	CUP	CUP	CUP	P	MUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<b>Micro-Brewery/ Micro-Distillery</b>	-	MUP	-	MUP	-	P	P	P	P	P	P	-	MUP	-	P	P	P	P
<b>Bar/Night Club</b>																		
Level 1( no outside seating, no late hours)	-	CUP	-	CUP	-	CUP	CUP	P	MUP	P	P	-	MUP	-	MUP	MUP	P	P
Level 2	-	-	-	-	-	-	-	MUP	CUP	P	MUP	-	-	-	-	-	MUP	MUP

Related Standards: 23-4E-6150  
23-4E-6290

## SHAW EXHIBIT 4 - OPEN SPACE

Zone	Personal (SF or % of Gross Site Area)	Common Open Space (% Gross Site Area)	Civic Open Space (% Net Site Area, $\geq 4$ acres sites )
RR	None	None	None
LA	23-4C-1070		
R1	None	5% <sup>1</sup>	10%
R2	None	5% <sup>1</sup>	10%
R3A&B	None	5% <sup>1</sup>	10%
R3C&D	100 sf <sup>2</sup>	None	None
R4	100 sf <sup>2</sup>	None	None
RM1A	5% <sup>3</sup>	5% <sup>4</sup>	10%
RM1B	None	5%	None
RM2A	5% <sup>3</sup>	5% <sup>4</sup>	10%
RM2B	None	5%	None
RM3A	5% <sup>3</sup>	5% <sup>4</sup>	10%
RM4	None	5%	None
RM5	5% <sup>3</sup>	5% <sup>4</sup>	10%
MU1A	100 sf <sup>2</sup>	None	None
MU1B	100 sf <sup>2</sup>	None	None
MU1C, MU1D	None	5%	None
MU2	5% <sup>3</sup>	5% <sup>4</sup>	10%
MU3	5% <sup>3</sup>	5% <sup>4</sup>	10%
MU4A	None	5% <sup>4</sup>	10%
MU4B	5% <sup>3</sup>	5% <sup>4</sup>	10%
MU5	5% <sup>3</sup>	5% <sup>4</sup>	10%
MS1	None	5%	None
MS2	None	5%	None
MS3	None	5%	None
CC	None	5% <sup>1</sup>	10%
DC	None	5% <sup>1</sup>	10%
UC	None	5% <sup>1</sup>	None
CR	None	5% <sup>4</sup>	10%
CW	None	5% <sup>4</sup>	10%
IF	None	5% <sup>4,5</sup>	10%
IG	5% <sup>3</sup>	5% <sup>4,5</sup>	10%
IH	None	None	None
R&D	None	5% <sup>4,6</sup>	None

Red- Code reference wrong.

Note 1 23-4C-1020 (Large Site Requirements) requires compliance with 23-4C-1030 when site more than one acre.

Note 2 Ground Level min. 10' width & 10' depth. Above Ground min. 5' width & 5' depth. Cottage Court must comply with 23-4E-6160

Note 3 Multi-family uses only in compliance with 23-4E-6240.

Note 4 For Non-residential sites > 2 acres and all multi-family with 10 or more units.

Note 5 List 5% for multi-family and non-residential, but then <sup>1</sup> states that only applies to commercial uses.



**EXHIBIT 5 - COMPATIBILITY SETBACKS AND STEPBACKS**

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Zone	Height w/o DB	Height w/ DB <sup>(1)</sup>	Min. Setback -adjacent to or across an alley < 20 feet in width (≤75' width lot/>75' width lot) <sup>(2)</sup>					Stepback -adjacent to, across an alley from, or across a ROW < 60' wide			
			Trigger	Front	Side St.	Side	Rear	Trigger	≤ 25'	>25' - 50'	>50'- 100'
RM1A	35'	None	R	25'/25'	15'/15'	15'/20'	30'/30'	None			
RM1B	45'	None	R	10'/10'	5'/5'	15'/20'	30'/30'	None			
RM2A	40'	None	R	25'/25'	15'/15'	15'/20'	30'/30'	R	18'	35'	
RM2B	40'	55'	R	10'/10'	5'/5'	15'/20'	30'/30'	R	18'	35'	45'
RM3A	60'	None	R	15'/15'	15'/15'	10'/20'	30'/30'	R	18'	35'	45'
RM4A	60'	80'	R	5'/5'	5'/5'	15'/20'	30'/30'	R	18'	35'	45'
RM5A	90'	None	R	15'/15'	15'/15'	20'/20'	50'/50'	R	35'	35'	45'
MH	35'	None	R	15'/15'	15'/15'	50'/50'	50'/50'	None			
MU1A-D <sup>(3)</sup>	32' /45'	None	All Zones	25'/25'	15'/15'	15'/20'	30'/30'	None			
MU2A	45'	None	R	15'/15'	15'/15'	15'/20'	30'/30'	R	18'	35'	
MU2B	60'	None	R	15'/15'	15'/15'	15'/20'	30'/30'	R	18'	35'	45'
MU3A	60'	None	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	45'
MU3B	60'	None	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	45'
MU4A	60'	75'	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	45'
MU4B	60'	75'	R	15'/15'	15'/15'	10'/20'	30'/30'	R	18'	35'	45'
MU5A	80'	None	R	30'/30'	30'/30'	15'/20'	30'/30'	R	18'	35'	45'
MS1A&B	35'	None	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	
MS2A&B	45'	None	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	
MS2C	45'	None	R	10'/10'	10'/10'	15'/20'	30'/30'	R	18'	35'	
MS3A	60'	85'	R	5'/5'	5'/5'	15'/20'	30'/30'	R	18'	35'	45'
MS3B	60'	85'	R	5'/5'	5'/5'	15'/20'	30'/30'	R	18'	35'	45'
CC <sup>(4)</sup>	120'	FAR?	All Zones	5'	5'	0'	0'	R	18'	35'	45' <sup>(5)</sup>
UC <sup>(6)</sup>	190'+	FAR?	All Zones	5'	5'	0'	0'	R	18'	35'	45'
DC <sup>(7)</sup>	No Limit	None	All Zones	10' (max.)	10' (max.)	N/A	N/A	None			
CR	40'	None	R	50'/50'	50'/50'	20'/20'	30'/30'	R	35'	35'	
CW <sup>(8)</sup>	25'	None	R	25'/25'	25'/25'	15'/20'	30'/30'	None			
IF	60'	None	R	15'/15'	10'/10'	15'/50'	50'/50'	R	35'	35'	45'
IF	60'	None	RM	15'/15'	10'/10'	15'/25'	25'/25'	R			
IG	60'	None	R	25'/25'	25'/25'	15'/50'	50'/50'	R/RM	35'	35'	45'
IG	60'	None	RM	25'/25'	25'/25'	15'/25'	50'/50'	R/RM			
IG	60'	None	MU/MS	25'	25'	15'	50'	R/RM			
IH	120'	None	R	25'/25'	25'/25'	25'/50'	50'/50'	R	35'	35'	45'
IH	120'	None	RM	25'	25'	25'	30'				
IH	120'	None	MU/MS	0'	0'	15'	15'				
R&D <sup>(9)</sup>	45'-90'	None	R/RM	25'/25'	10'/10'	15'/25'	30'/30'	None			

Item D-01 (Shaw)

R&D <sup>(9)</sup>	25'	25'	None	MU/MS	25'	10'	15'	15'	None			
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Item D-01 (Shaw)



## Item D-01 (Shaw)

- Note 1 To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).
- Note 2 Where one value shown, setback does not vary based with lot width. For IG and R&D zones, R and RM setbacks shown are for lot widths less than and greater than 100'. For IH, R setback is for lot widths less than and greater than 200'.
- Note 3 No compatibility setbacks/stepbacks. Includes note, "Existing buildings located closer are considered conforming."
- Note 4 Section 23-4D-9070 has additional setback requirements for Downtown Overlay Zone. Includes subzones with 40', 60', 80' and 120' max. heights.
- Note 5 Lesser of 45' or subzone max. which is greater for subzones with C-60, C-80 and C-120.
- Note 6 Includes subzones allowing 80', 120', 180' and unlimited height. Density bonuses have not been determined.
- Note 7 Refers to additional setback standards in 23-4D-7070. This is probably incorrect and should reference 23-4D-9070.
- Note 8 35' height allowed with Land Use Commission approval of CUP.
- Note 9 Height of a building may exceed 45' by 1' for each additional 2' that the building is set back beyond 100' from the front and side lot lines and beyond 50' from the rear lot line, up to a maximum height of 90'.
- Note 10 MU2A& B, MU4B has additional compatibility requirements when within 50' of R Zone cannot have outdoor seating or amplified sound.